

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

BUILDING RESTRICTIONS APPLICABLE TO CERTAIN  
 LOTS IN ISSAQUENA PARK BELONGING TO CENTRAL  
 REALTY CORPORATION.

The following building restrictions are hereby imposed by the undersigned who is the owner of all the lots listed below on Plat of Issaquena Park made by Pickell & Pickell, Engineers, June 1947, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book P, Pages 130, 131.

These Covenants are to run with the land and shall be binding on all persons claiming under them until July 1, 1967, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

It is understood the lots listed below shall be subject to the following restrictions which are imposed for the benefit of the undersigned, its successors and assigns, and invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. No building shall be located on any residential building plot nearer to the front line than the building line shown on map of Issaquena Park, or where the building line is not shown on said plat all buildings shall conform with the building line as established by the deed to said lot or lots, nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 75 feet or more from the front line, shall be located nearer than 5 feet to any side lot line.

2. No trailer, basement, tent, shack, garage, barn, or other building, except a garage apartment on the rear portion of the lot, erected on said lots shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. Lots numbers 1 - 13 inclusive shall be reserved for business purposes or other uses as the present owners shall determine.

4. No dwelling shall be erected on lots numbers 14 - 26 inclusive, nor on lots numbers 28-35 inclusive costing less than \$5500.00.

5. No dwelling shall be erected on lots numbers 36 - 124 inclusive, nor on lots numbers 147 - 150 inclusive costing less than \$6500.00.

6. No dwelling shall be erected on lots numbers 125 - 129 inclusive, nor on lots numbers 131 - 146 inclusive, nor on lots numbers 151 - 173 inclusive costing less than \$4500.00.

7. The lots listed shall not be sold, rented, leased or otherwise disposed of to persons other than of the Caucasian race.

8. The lots listed herein shall be used for residential purposes only unless otherwise noted.

9. No obnoxious or offensive trade shall be carried on upon any of the property.

10. The lots listed herein shall not be recut so as to face any direction other than as shown on the recorded plat thereof without the written consent of Central Realty Corporation.

11. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

12. An easement is reserved over the rear five feet of each lot for utility installation and maintenance, except over lots numbers 105 - 120 inclusive, and over lots 131 - 146 inclusive over these particular lots an easement is reserved over the rear  $7\frac{1}{2}$  feet of each lot for utility installation and maintenance and for ingress and egress for the benefit of the